



**PLANNING BOARD
TOWN OF HANOVER
MASSACHUSETTS**

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**TOWN OF HANOVER
NOTICE OF PUBLIC HEARING**

Notice is hereby given pursuant to Massachusetts General Laws Chapter 40A, Section 5 (The Zoning Act), that the Planning Board of the Town of Hanover will hold a Public Hearing on Wednesday, March 15, 2006 at 7:00 p.m. in the first floor hearing room of the Town Hall, 550 Hanover Street, Hanover, MA.

The purpose of the Public Hearing is to hear testimony and comment from interested persons relative to proposed amendments and additions to the Zoning Bylaw and General Bylaws for the Town of Hanover, said amendments having been included as Articles on the Warrant for consideration and action at the Annual Town Meeting to be convened at the Hanover High School on Monday, May 1, 2006. After the Public Hearing the Board will, as required by law, vote its recommendations on the proposed articles and report them to the Town Meeting.

There are thirteen Articles proposing amendments to the Zoning Bylaw and related General Bylaws for the Town. A summary of the proposed Articles is provided below. Copies of the text of such Articles and maps thereof are available for review by interested parties in the Offices of the Town Clerk and of the Planning Board during regular business hours. The Article items appearing below may not be the same as those on the final Warrant for the Annual Town Meeting, and are inserted herein for convenience and discussion purposes only.

Summary of Proposed Zoning Articles:

Article A (44): This Article, submitted by the Planning Board, would amend the Zoning Bylaws of the Town, providing that municipal projects (which serve an overriding public purpose) are allowable uses within all Districts of the Town. However, Site Plan approval is required from the Planning Board for all such uses to ensure that the character and details of the proposed project are appropriate for the site in question.

Article B (37): This Article, submitted by the Planning Board, would amend the Zoning Bylaws of the Town, to require that Site Plans submitted to the Planning Board be submitted in both paper and digital format which complies with state mapping standards. This change is consistent with current requirements for subdivision plans submitted to the Planning Board. This submission requirement may be waived for projects of small scale or scope.

Article C (39): This Article, submitted by the Planning Board, would amend the Zoning Bylaws of the Town, to specify more clearly that applications to the Planning Board and Zoning Board of Appeals must be complete prior to any action by such Boards and that fees submitted with the application must meet the most recent fee schedule on file with the Town Clerk.

- Article D (38):** This Article, submitted by the Planning Board, would amend the Zoning Bylaws of the Town, to correct three cross-references to state statutes for septic and wastewater treatment facilities. The current language contains scrivener's errors inserted several years ago.
- Article E (42):** This Article, submitted by the Planning Board, would amend the Zoning Bylaws of the Town, to provide an exception to the over-55 age restriction in a PRDS (Planned Residential Development for Seniors) when a documented health care worker is required to assist a disabled resident.
- Article F (35):** This Article, submitted by the Planning Board, would amend the Zoning Bylaws of the Town, to allow Common Driveways accessing two lots within the Residence A District. Allowing Common Driveways will make it possible to access residential lots with a minimum of impact to wetlands and other environmental resources while at the same time reducing the number of curb-cuts necessary along a given roadway. Making Common Driveways available by Special Permit will ensure that contextual and neighborhood concerns are taken into consideration before a Common Driveway Permit is issued.
- Article G (43):** This Article, submitted by the Planning Board, would amend the Zoning Bylaws and Zoning Map of the Town, by rezoning all of the land north of Webster Street and within seven hundred (700) feet of the easterly way line of the Route 3 from "Residence A District" to Commercial District.
- Article H (36):** This Article, submitted by the Planning Board, would amend the Zoning Bylaws of the Town, to reduce the size of buildings constructed under the PRDS (Planned Residential Development for Seniors) bylaw. Individual buildings may contain no more than 5 dwelling units. This change is intended to reduce the possibility of oversized structures within a PRDS development. The current bylaw allows for up to 10 unit structures.
- Article I (64):** This Article, submitted by the Planning Board, would amend the Zoning Bylaws of the Town, allowing for potential offset of common fees and expenses in a PRDS (Planned Residential Development for Seniors) by allowing for the rental of the clubhouse or other common recreational facilities of the PRDS to non-residents. When the underlying Zoning District is Residence A, such rental may not exceed 25% of the days of the year.

Summary of Proposed Non-Zoning Articles:

- Article W (66):** This Article, submitted by Petition, would rescind a portion of the Washington Street Public Way Layout beginning from the intersection of the Washington way line and lots at Map 48 Lot 19 and Map 49 Lot 10 then northwesterly along Washington way line for one hundred feet then to the intersection of the Washington Street way line at Map 48 Lot 20 and Map 48 Lot 21 then returning to Washington Street way line at Map 48 Lot 19 and Map 49 Lot 10. The Town will raise and appropriate \$1,000 to be expended by the Board of Public Works and direct the Board of Public Works to survey rescinded way area and turn this newly created parcel to the Hanover Conservation Commission.
- Article X (61):** This Article, submitted by the Board of Selectmen, would create a Consolidated Department of Municipal Inspections, to combine and coordinate the day-to-day administrative and inspection functions of the Planning Board, Board of Health, Building Department, and Conservation Commission.
- Article Y (40):** This Article, submitted by the Planning Board, would amend the General Bylaws of the Town, adding additional language to the section establishing Planning Board powers and duties in accordance with state statutes.

Article Z (41): This Article, submitted by the Planning Board, would provide funding necessary to develop a ten-year Master Plan for the Town, in accordance with state statutes. This comprehensive plan will coordinate all major Town functions to achieve specific goals and objectives over the next ten years.

Hanover Planning Board

Peter Moll, Chairman

Maryann Brugnoli, Clerk

Patriot Ledger, Sat. February 25th & March 4th, 2006